

Wheatsville Board of Directors
October Meeting Agenda
Tuesday, October 25th, 2022
6:00-9:00PM *VIRTUAL MEETING*****
 Contact julia@wheatsville.com for info to join



TIME	TOPIC	ACTION	PAGE
6:00pm	1. OPEN TIME – for WV Owners to present any topic to the board	LISTEN	
6:10pm	2. AGENDA REVIEW 3. CONSENT AGENDA: September Special Meeting Minutes September 2022 Minutes October Special Meeting Minutes Monthly GM Update FYE22 Audit Response Monthly Ownership Report - P4	DISCUSS VOTE	
6:15pm	4. GOVERNANCE (1 min) Recite Ends (9 min) ACBA (5 min) B8 – Governance Investment Monitoring Survey (5 min) C4 – GM Performance Monitoring Survey (20 min) D1 – Financial Conditions Monitoring Report (20 min) D4 – Ownership Rights and Responsibilities Monitoring Report	RECITE DISCUSS VOTE VOTE VOTE VOTE	
7:25pm	BREAK		
7:35pm	5. EXECUTIVE SESSION (40 min) ***PURPOSE: to discuss proprietary business matters	DISCUSS	
8:15pm	6. COMMITTEE & BOARD WORK (10 min) Audit and Review Committee (10 min) Nominations Committee (10 min) Owner Engagement Committee (10 min) 2023 Officer and Committee Chair discussion	DISCUSS DISCUSS DISCUSS DISCUSS	
8 :55pm	7. ADJOURN (4 min) November/December Preview, Closing Round, and Wrap-up (1 min) Adjourn		

Wheatsville will be at the forefront of a transformed society that has:

- a thriving community centered on hospitality, kindness, and generosity
- a robust cooperative economy
- easy access to sustainable, healthy food solutions



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Present: Brandon Hines, *President*; Brian Mikulencak, *Secretary*; Stephanie Wong, *Treasurer*; MeriJayd O'Connor; Rachel Fischer; Megan McDonald, and Sara Vara

Staff present: Bill Bickford, *General Manager*; Tanya Carney, *Lamar Store Director*, and Julia Barron, *Board Admin*

Others Present: Cody Atkins, Michael Owens, and Don Jackson

Absent: Jason Bourgeois and Rose Marie Klee

Call to Order **6:02PM**

1. OPEN TIME **6:02PM**

2. AGENDA REVIEW **6:10PM**

3. CONSENT AGENDA **6:10PM**

September Special Meeting Minutes
September 2022 Meeting Minutes
October Special Meeting Minutes
Monthly GM Update
FYE22 Audit Response
Monthly Ownership Report – P4

--- Sara moved to accept the Consent Agenda. MeriJayd seconded. Motion passed 7-0-0.

4. GOVERNANCE **6:12PM**

Recite Ends, 6:12pm

Bill recited the Ends.

ACBA, 6:13pm

Don Jackson gave an overview of his ACBA Fall update report.

Michael Owens, 6:18pm – Michael, a Wheatsville owner from the Development and Preservation Committee of the National Association for Housing Cooperatives, called in about one of the oldest black housing cooperatives in the country currently experiencing years of difficulty. Michael remembered from decades ago that Wheatsville was having difficulty at the time with a construction loan amidst the move to the Guadalupe location. A group of folks at the NAHC annual meeting made an appeal to do three things: 1) ask people to join/invest in Wheatsville, 2) asked for donations for Wheatsville, and 3) made an appeal to the co-op bank to work out an agreement. Michael thought since Wheatsville received help back then from



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national co-ops, he would love to see Wheatville help in a similar way with this housing cooperative currently experiencing trouble, called Parade Park in Kansas City. Brandon, additional BOD and Bill to read two-page summary on the current situation. Brandon to follow up directly with Michael.

B8 – Governance Investment Monitoring Survey, 6:30pm

Board outreach and BOD onboarding are important topics for directors to focus on more in the near future according to the survey. Brandon suggested including the Board in an upcoming co-op engagement event. Sara to reach out on Teams about external post-FOG survey.

--- MeriJayd moved to accept the B8 Governance Investment Monitoring Survey. Stephanie seconded. Motion passed 7-0-0.

C4 – GM Performance Monitoring Survey, 6:35pm

Directors discussed what can be done in order to get on track this year and meet the August deadline next year for GM performance evaluation.

--- Sara moved to accept the C4 GM Performance Monitoring Survey. Brian seconded. Motion passed 7-0-0.

D1 – Financial Conditions GM Monitoring Report, 6:48pm

--- MeriJayd moved to accept the D1 Financial Conditions GM Monitoring Report. Brian seconded. Motion passed 7-0-0.

D4 – Ownership Rights and Responsibilities GM Monitoring Report, 7:03pm

--- Stephanie moved to accept the general opinion of the audit. Brian seconded. Motion passed 7-0-0.

BREAK

7:13PM

5. EXECUTIVE SESSION

7:26PM

***PURPOSE: to discuss proprietary business matters.

At 7:26pm, Brandon moved the Board into executive session to include Bill Bickford, Tanya Carney, and Julia Barron.

At 8:13pm, Brandon moved into BOD-only executive session to discuss GM Evaluation.

At 8:27pm, Brandon moved the Board out of executive session.



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6. COMMITTEE & BOARD WORK

8:27PM

Audit and Review Committee, 8:28pm, Stephanie shared ideas for potential committee charter changes and thoughts for the coming year. Reviewed the board budget.

Nominations Committee, 8:44pm, Megan lead discussion on the election process and key dates.

Owner Engagement Committee, 8:52pm, MeriJayd discussed upcoming events and ideas for 2023 engagement ideas.

2023 Officer and Committee Chair Discussion, 9:02pm, Brandon prompted directors to be thinking about taking on officer and committee chair assignments.

7. ADJOURN

November/December Preview, Closing Round, and Wrap-Up, 9:05pm

At 9:06pm, Brandon adjourned the meeting.